

MINUTES OF THE
WEST LAFAYETTE REDEVELOPMENT COMMISSION
January 30, 2004

Redevelopment Commission members present: Steve Belter, Patsy Hoyer, Chris Corrigan, and Sandy Pearlman. Also in attendance: Development Director Josh Andrew, Bev Shaw, Charlotte Martin, and Cindy Loerbs-Polley of the Development Department, Parks Superintendent Joe Payne, Tom Gall of TJ Gall & Associates, City Council members Patti O'Callaghan and Ann Hunt, and citizens and members of the media.

Mr. Belter called the meeting to order at 12:35 pm.

OLD BUSINESS

Ms. Pearlman made a motion to approve the January 9, 2003 minutes. Mr. Corrigan seconded.

Ms. Hoyer made a correction to page 5, last paragraph, as follows, "I'm thinking that we are going to do more than we *were* going to do."

The motion passed unanimously 3-0 to approve the minutes as amended.

NEW BUSINESS

Mr. Corrigan made a motion to authorize the trustee to pay claims.

Ms. Hoyer seconded. Mr. Belter asked Ms. Martin if the claims have gone through the normal review and have been approved by the necessary person. Ms. Martin answered yes. Ms. Hoyer stated as noted by their signatures on the claims. Mr. Belter stated that he feels it appropriate to ask since he is not intimately familiar with all the details and Ms. Martin is the detail person I trust with that.

The motion passed unanimously 3-0.

Mr. Corrigan made a motion to approve the 2003 Year End Report. Ms. Hoyer seconded.

Mr. Corrigan stated that he appreciates the report being condensed. Mr. Belter thanked Mr. Andrew and his staff for pulling that together.

The motion passed unanimously 3-0.

Mr. Belter stated that the next item of business is the additional appropriation for the Levee/Village Surplus Fund. This would be for the garage security camera. Mr. Andrew stated that Matt Buche from Security Systems of Indiana is here to talk to you about the system we talked about putting in.

Mr. Buche stated that Mr. Gall and Mr. Andrew asked me to take a look at the video security system in the parking garage for the Wabash Landing area. Some of the concerns are

the petty vandalism, and some homeless hanging out in there. Based upon these things, we developed a close circuit television system. It's digital and all the cameras are in color. We are using a type of camera that allows the camera to compensate for light. At night when light levels are low, the cameras will convert to black and white to allow better captured images. In terms of the placement of the equipment, the recommendation was based on the key access points to the parking garage. We've eliminated the step of changing out tapes daily by going with the digital cameras. It also gives you the possibility to access the site from your offices.

Mr. Corrigan asked where the monitoring is going to be set up. Mr. Buche stated that there is a mechanical room where the actual head and equipment will be. From a monitoring standpoint, you have two options, you can view it from the garage or we have a network connection that would allow you to connect from your computer.

Mr. Belter stated that once the ticket booths are manned and collecting fees, would it be relatively easy to put a monitor in that booth? Mr. Buche stated that it is capable. It would be a matter of running conduit for the cable from the head to the monitor. The other option you have is if they have a phone line in the booths, you could provide the same software to access the network system.

Mr. Corrigan asked how much the proposal is for. I know that we talked about \$50,000 before. Mr. Andrew stated that it is \$38,000. Mr. Corrigan stated that the resolution states not to exceed \$50,000, why is that? Mr. Gall stated that it is for flexibility. That way once you get the system in, and if you decided you wanted another camera for instance or to do more monitoring, you would already have the money appropriated.

Mr. Corrigan stated that the cameras are kind of hidden, in order to keep them as a deterrent, are we going to notify people that there are cameras and are being watched. Mr. Buche stated that is strongly recommended. Mr. Corrigan asked if that is built within the budget. Mr. Buche stated that it could easily be built within that budget.

Mr. Corrigan stated that we really need to make sure that we've got good signage up. Mr. Belter agreed and stated that it goes along with the signs that are already up that state if you see anything going on to call the police.

Ms. Hoyer stated that this is calling for \$38,000 which leaves the extra \$12,000. Is there a time frame in which that \$12,000 can be spent? Ms. Martin stated that at the end of the year it becomes unappropriated cash.

Mr. Corrigan asked why we are putting such a big cushion in this. Ms. Martin stated that as Mr. Gall said it is there if you determine that you need additional cameras. Mr. Andrew stated such as a camera in the elevator. Mr. Belter stated that we advertised at \$50,000 so we can't raise it but we can certainly amend the resolution once we have a motion on the floor to make it a smaller amount. I think that Mr. Gall's recommendation would be that we leave some contingency money in there, which makes sense to me.

Mr. Gall asked Mr. Buche if he has an idea what cameras in the elevators would cost. Mr. Buche stated that elevator cameras are relatively expensive mostly due to the fact that most elevator companies do not retrofit the elevators with wiring to accommodate those. Most of the

expense comes from the elevator company having to run the wiring. The overall cost for two elevator cameras could eat up that \$12,000 surplus.

Ms. Hoyer made a motion to adopt Resolution RC-2004-1. Ms. Pearlman seconded.

Ms. Pearlman asked if anyone has the signage about camera security being enforced in a parking garage without the cameras actually being there. I know that they do that in other cities. Mr. Buche stated that he isn't aware of any in our area that do that. I wouldn't recommend doing that because then it becomes a liability concern because if you put that up, you've provided a false sense of security on some level because there are no cameras there. Ms. Pearlman stated that she isn't agreeing with doing that, just curious.

Ms. O'Callaghan stated that last month 11 cameras were talked about, but there isn't a number in the resolution and I just wanted to find out if that is still what we are doing. Mr. Buche stated that it looks like there are 11 marked on my forms.

Mr. Belter opened a public hearing. No comments were made. Mr. Belter closed the public hearing.

Mr. Belter asked for the consensus of the Commission about amending the resolution. The quote is for \$38,000 and Mr. Gall has suggested a contingency above that \$38,000. The original advertised amount was \$50,000. Is there desire on the part of the Commission to change that figure?

Mr. Corrigan stated that we have had 68 calls in a two year period. That is not an astronomical number for cause and they've been pretty petty. A homeless person sleeping in the garage doesn't really disturb me too much. Mr. Andrew stated that it does deter clients. Mr. Corrigan stated that his bigger concern is that if this is a deterrent to serious crime, such as a potential rape, then I think it is a good idea. If this is for going after some vandalism, then I'm not crazy about the whole idea. Mr. Belter stated that you can't predict one way or the other. I am convinced that we are off to a good start at Wabash Landing and I don't want to see that interrupted, which it could be if the garage and that area gains a reputation of being unsafe. Certainly I would think that it would deter more serious crime. I assume that the folks that had car windows broken or things stolen are serious to them even if the dollar value isn't huge. I think from the standpoint of a comfort level of the security of the surroundings for the patrons and from the experience that the County has had in their garage and some of the problems that the Riehle Plaza and the bridge had when that was open with homeless and petty vandalism and the way they solved it with cameras all makes sense to me as an appropriate expenditure as a form of insurance to keep that area safe and to protect it's reputation.

Mr. Buche stated that I was looking for statistics or studies that have been done to test if cameras decreased major crimes such as rape and murder. There has never been a study done. What it did say though is that cameras have provided a useful tool to apprehending people and making a case come to a close a lot faster. That is what I kept finding over and over. Mr. Corrigan stated that a rape is probably not going to happen at the elevator or the entrance and exits. It's going to happen somewhere in the garage where we don't have a camera. Do people really feel more secure going into a garage knowing that there are security cameras there? Ms. Pearlman stated that when she has been alone in the garage she was a little nervous. Mr. Corrigan stated that then is legitimate to me.

Ms. Hoyer stated that she is inclined to vote for this. I understand that it is a pretty big contingency but I guess I would feel better with that if we said we are going to go after the elevator cameras and know where the money is going to be used.

Mr. Gall stated that I want to make sure you all are clear on the proposal. Mr. Buche made a proposal including only six cameras; on the entry level, exit level, and cameras on the pedestrian bridge. The plan with the 11 cameras that we had looked at was much closer to the \$50,000. The proposal that went out to quote was on six cameras. At this point there would not be a camera at the elevator lobby on every level.

Ms. Hoyer stated that she thinks it is reasonable to do. We have to separate it in our minds that we are probably not going to know, as in many instances, what we've prevented.

Mr. Belter asked if there were any other questions.

Mr. Corrigan stated that if the deterrent aspect is what we are looking at and we are trying to prevent this from happening, but once this is over and done with, if we've had a rape in the garage, I don't care how many cameras you had and if you apprehend the guy, we've still got a victim. We want to prevent that before that happens.

The motion passed unanimously 3-0.

Mr. Corrigan stated that he would like to see some signage with this. Mr. Belter agreed and said absolutely.

Mr. Belter asked if Mr. Gall would be supervising this. Mr. Gall answered if you would like me to. Mr. Belter asked him to make sure that the signage gets made and posted also. Ms. Shaw stated that she would make sure of the signage.

Mr. Gall stated that if you have a strong feeling about having a camera on every level of the lobby, now would be the time to express that. Mr. Buche stated that you have the possibility of having sixteen cameras. Ms. Pearlman asked how many cameras the county garage has. Mr. Buche stated that I believe that both Home Hospital and the County have 16. Mr. Belter stated that he would lean towards putting in the additional cameras. I'm not convinced that we need them in the elevators since they have a glass outside wall that might act as a deterrent. My preference would be to cover the handicap ramp and the additional lobbies.

Mr. Belter stated that at our last meeting we discussed starting the process of evaluating projects. It is my recommendation, but I am certainly open to other suggestions, that we start today by going through the list of projects that have been proposed for all three districts. From that we may be able to give the staff some direction. I'd like to review activities and the districts in greater detail at future meetings. My feeling is that we would look at the overview of all the projects and then at our next meeting we could bring some folks in from the Sagamore Task Force and look at their recommendations. Does that sound like a reasonable plan? The Commission agreed.

Mr. Belter explained that the spreadsheet has some numbers on it and in some places there are question marks because the amount is unknown. I would suggest that all of these

numbers should have question numbers with them because they are very rough estimates. Rough estimates are better than no numbers however.

Starting with the KCB District, Mr. Gall continues to work with Cinergy on the lighting in Research Park.

Number four on the spreadsheet is Fiber-Optic. We're looking at a conduit system to facilitate the installation of fiber-optic cables to serve the businesses in the Research Park, which would also assist in getting fiber back to City Hall. We've got three applications in City Hall for fiber. One is connecting the police to other safety agencies in town. The second is doing the same for the Fire Department. The third need would be the connection of the GIS system that is here in City Hall to Wastewater and over to the County offices. The County building currently holds the server for both the County and Lafayette's GIS system.

Research Park Phase I: is that the area north or south of Cumberland? Mr. Gall stated that it is the area south. Mr. Andrew stated that we've talked on and off with PRF (Purdue Research Foundation) about that as well as sidewalks.

Mr. Belter asked if the Cumberland Parking Improvements project is the expansion of the parking lot in Cumberland Park. Mr. Payne stated that is correct. It is the high school athletic complex parking lot that is shared with Cumberland Park. The expansion would be into the open space to the north of it. It's a cooperative project with the school corporation. It will enhance the capability of that lot to handle big events, such as track sectionals and football games.

Mr. Belter stated that there is a separate line item on the spreadsheet that is Cumberland Park Improvements as opposed to Parking. Mr. Payne stated that this is a combination of things including the lighting of two softball fields, a restroom put in, connections for the new shelter, electric for everything, water for the shelters, and landscaping.

Mr. Belter stated that another project in that area is to repave Cumberland and upgrade those sidewalks. Mr. Andrew stated that there are currently no disability ramps through there and there is only a sporadic sidewalk on the south side. Cumberland is also starting to slump.

Mr. Corrigan pointed to a map and asked Mr. Payne about the trail around Friendship House. Mr. Payne pointed out the connections and how that trail as the next phase would wrap around. Mr. Andrew stated that it will also head south to Sagamore West. Mr. Corrigan stated he has heard many compliments on the trail systems.

Mr. Belter stated that while we have and will continue to do sidewalks as a Redevelopment Commission project, normally the repaving of the street would not be something that we would do. However, I think that it probably still falls in our purview from an Economic Development and public safety. Part of the thought process is that because Cumberland runs through portions of the KCB District, this is a way that we can afford to make that repaving which would then free up some of the general fund money for repaving other parts of the City that are not in TIF Districts.

Mr. Belter asked Mr. Payne for some information about the Celery Bog Nature Area improvements. Mr. Payne stated that fortunately we were able to finish the Lindberg project last year which involved breaking the tile that was draining the whole bog. There was a tile that was

taking all the feeder and was preventing us from beginning our restoration and to follow up on some of the mitigation work. The 18" tile has been broken. There is a drop pipe that helps maintain the level of the bog on the average of 1 to 4 feet and then they will begin our restoration. Now that we know where our water levels are going to be, it's time to do what people have been asking for, which are boardwalks along and over the water in spots for viewing platforms.

Mr. Belter stated that we've talked about projects 8 and 9, which are improvements to McCormick Road and the installation of a stop light at the intersection of McCormick and Lindberg.

That is a list of the majority of the projects. I still want, as a Commission, for us to maintain our flexibility to be opportunistic if there's a need for something special.

Ms. Hoyer asked if we had a plan to have on hand more than 1 year's bond payment. Ms. Martin stated that you are required to keep that on hand. The Trustee automatically does all of that. Those accounts are attributed to the Redevelopment Authority so you don't actually monitor those particular accounts. He (the Trustee) does have extra funds on hand to pay for that.

Mr. Belter stated that the lists of projects are in the KCB District. I'd suggest that as you have the opportunity to think about those, form your opinion as to what is important or unimportant from your standpoint. When we come back to looking at the KCB District in greater detail, we can try to prioritize these. I suspect that these numbers will change as we get additional information about what each project might cost.

Mr. Payne stated that for number 6 and 7, (mostly 6 though) we are trying to nail down our estimates in detail from the Cinergy costs to the electrician costs, etc. to get those things underway. We'd like to pursue, if the Commission is so willing, appropriations in the very near future so we can get the products ordered and the installation done and try to have these shelters and lights functional for fall. We'd like to come back with a better detailed list and pursue an appropriation in the near future if we could. Mr. Belter stated that it is for the Cumberland Park Improvements and the Celery Bog Nature Area Improvements. Is there a sense from the Commission that those projects would be high on our priority list to go ahead and tell Mr. Payne to bring back the specific details for a possible appropriation next month? Mr. Corrigan stated that in respects to lighting the softball fields, I don't know how happy the neighbors are going to be about the lighting. I don't know how much we are going to light the fields though either. Mr. Payne stated that there are people already that are excited about it. We have an 11 pm auto cutoff on the lights at the basketball courts. We have not heard one complaint yet about the lights. It's very directional lighting.

The Commission agreed that Mr. Payne should proceed for bringing an additional appropriation next month.

Mr. Belter stated that the next district is the Sagamore Parkway District and the projects include the sidewalks, landscaping, improving the crosswalks, lighting, and greenspace/Pocket Park. Mr. Payne stated that the pocket park is a concept that came out of the Task Force and would be a cooperative arrangement with State Farm.

Mr. Belter stated that the next project listed is the trail from the Parkway to Plaza Park. Mr. Payne stated that we've discussed this a few times. It would provide access from Plaza Park and Westminster (Village) into the Payless Plaza.

Mr. Belter stated that the Sagamore Parkway Task Force recommended the installation of gateways at both ends of Sagamore Parkway. Mr. Andrew stated that one is at Happy Hollow Bridge overpass and the other is at Hentschel. Ms. Hoyer asked what that would mostly include. Mr. Andrew stated greenery and signs.

Mr. Belter stated the next project on the list is the scenic overlook down by Soldiers Home. Mr. Andrew stated that would require acquisition of property.

Mr. Belter stated that number 18 is labeled as Nighthawk II but we aren't actually talking about a road through it. Mr. Belter stated that Mr. Andrew has approached Steve Hardesty from Hawkins Environmental to start putting some information together for us on several of these projects along Sagamore Parkway having to do with the lighting, the sidewalks, the improved crosswalks, and the entrance to Osco/Jewel.

Mr. Gall asked if the studies coming from Hawkins Environmental will be paid by the Redevelopment Commission. Mr. Andrew stated that we aren't sure where that will come from. Mr. Gall stated that he was concerned that if you needed that next month to move on. Mr. Andrew stated that we will be coming back with a proposal.

Mr. Belter stated that the Levee/Village projects include an overlook on Heritage Trail. Mr. Payne stated that this is a three point project. This is another item that we also would like to entertain moving on soon for consideration of appropriations if the Commission is so willing.

Mr. Belter stated that project 25 is the River Recreation Venue, which is the Burnham's property. The potential use there is for the Purdue & Community Crew. Hopefully, it will also be a multi-use facility that might include a restaurant looking over the river.

Project 27 is Tapawingo South, which is the extension of Tapawingo Drive that will eventually meet up with Williams Street. Project 29 is related to that as well.

Mr. Payne stated that the Tapawingo Park playground/performing arts venue is a concept that's growing. It's essentially to improve the playground that exists there and incorporate a little outdoor performance venue. We are working with the festival committees on how we can use this space in the future.

Number 30 is the North Chauncey Streetscape project. It's a once in a lifetime opportunity to get rid of all these power lines and overhead lines through here while we are doing the library project. Project 20 and project 30 are the other two projects that we would like to begin moving forward with.

Mr. Gall stated that the library will start putting their sidewalks together as soon as they can this spring. Obviously, this is an opportunity that we've got. The lines would all go down underground back at the alley, south of the garage, and stay down all the way to North Street. We want to take advantage of burying these lines while so much will be torn up down there.

They will start putting this all back together in the spring so we need to move forward if you're inclined to do so.

Mr. Belter stated that we need to change the time for the next meeting on the 27th to 4 pm.

Mr. Belter asked if it is the Commission's consensus that Mr. Payne and Mr. Gall should proceed with the projects that are time critical. The Commission agreed.

Ms. O'Callaghan stated that she supports the North Chauncey Streetscape project because it seems like a great opportunity. I think it is very appropriate because the City contributed to the purchase of some of that land there for that reason to have that be an outdoor/greenspace within that area. It is very much in line with what the Council was thinking. I just wanted to voice my strong support of that.

Mr. Belter asked if there were any other comments for the Commission. None were made.

Ms. Pearlman made a motion to adjourn. Ms. Hoyer seconded. The meeting adjourned at 1:53 pm.

Respectfully submitted,

Francis Earle Nay, Recording Secretary

Approved:

Stephen Belter, President

/clp

This document was created with Win2PDF available at <http://www.daneprairie.com>.
The unregistered version of Win2PDF is for evaluation or non-commercial use only.